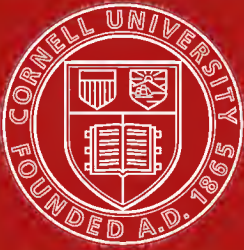


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THE RURAL HOUSING ASSOCIATION. *Lo*
PARLIAMENT MANSIONS, WESTMINSTER, S.W.

COTTAGES FOR RURAL LABOURERS

(APPENDIX)

FEBRUARY, 1914.

PRICE 3^d.

NOTE BY A. H. CLOUGH

On No. 1. Double Cottage. (See p. 15 of "Cottages for Rural Labourers").

This pair of cottages has now been repeated in a good many districts; and the cost can be stated with some confidence. The labour of the bricklayer and plasterer can be done for £50; the carpenter's work for £24; the painting for £8. The number of bricks used is from 23,000 to 26,000. The number of Bridgwater tiles a little over 1600.

The other items, timber, carting, ironmongery, &c. bring the cost of a pair to £270 or £275.

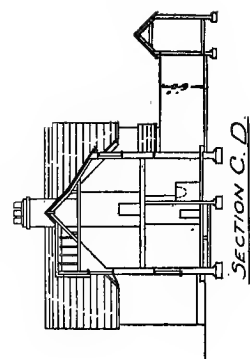
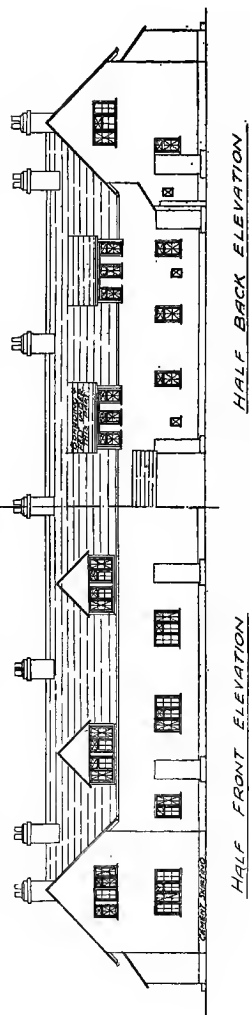
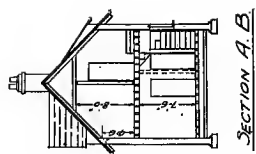
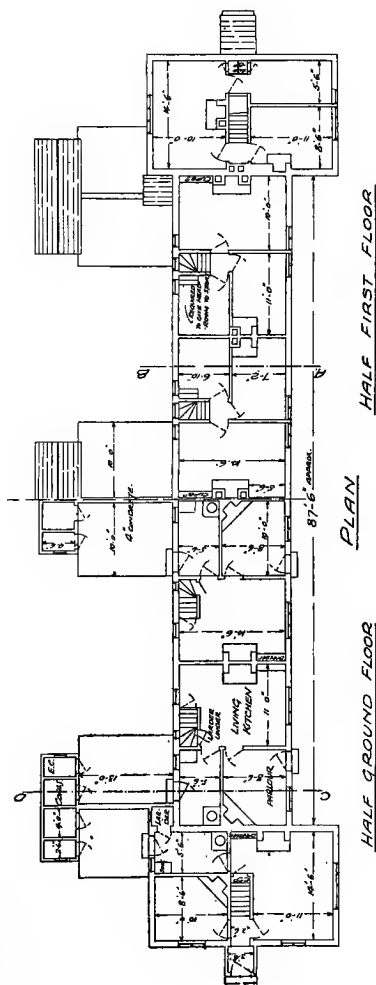
With builder's profit, the cost is about £300.

If the walls are carried up to the plates, and an ordinary roof used, the cost would be increased by £15.

Good plans of rural labourers' cottages and useful information will be found in the Report of the Departmental Committee of the Board of Agriculture on Buildings for Small Holdings, 1913. Price, 1/6, Wyman & Sons.

Working plans (2/6 each) of some of the cottages described in this pamphlet, also of others, can be obtained from the Rural Housing Association.

PLAN A.



HALF BACK ELEVATION

Front Windows—Sashes 1'-6" x 3'-4" Ground Floor.
 " " " 1'-6" x 3'-0" First " "
 Back Windows— " 1'-9" x 3'-4" Ground " "
 " " " 1'-9" x 3'-0" First " "
 All marked x to hinge to open.

ROW OF SIX COTTAGES. M. E. Tabor.

COTTAGES FOR RURAL LABOURERS.

APPENDIX.

[NOTE.—The Executive of the Rural Housing Association having been asked for more particulars as to labourers' cottages recently built in different parts of the country, have thought it well to issue in the form of an appendix, some details with regard to cottages which have been built since the publication of their pamphlet.]

PLANS, PHOTOGRAPHS AND DESCRIPTIONS OF COTTAGES.

BY MARGARET E. TABOR. *Bocking, Essex.*



These cottages have been built at an approximate cost of Plan A. £135 each, Plan B. £150 each.

The outer walls are of 9in. Fletton brick, and are rough-cast outside, and whitewashed. The roof is of ordinary red tiles, the chimneys of red brick. The inner walls are 4½in. brick, and the divisions of bedrooms lath and plaster. The entire space covered by the cottages is concreted over, as well as the foundation. All windows are casement, and all rooms have also a ventilator, i.e., the top pane of glass in the window opening outwards and downwards. This is very important,

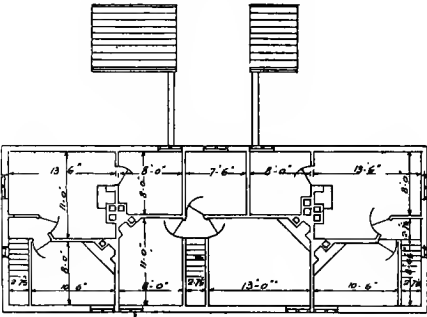
PLAN B



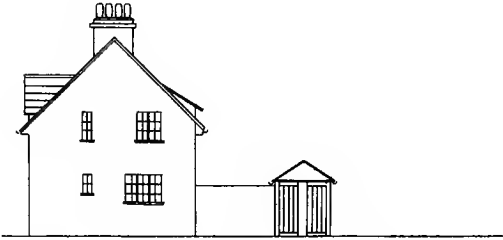
FRONT ELEVATION



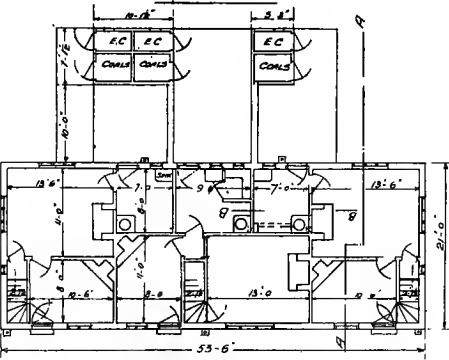
BACK ELEVATION



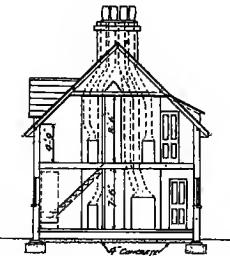
1ST FLOOR PLAN



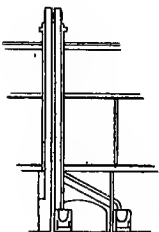
END ELEVATION



GROUND FLOOR PLAN



CROSS SECTION AA



SECTION BB

ROW OF THREE COTTAGES. M. E. Tabor.

as the ventilators are easy to open, and can be left open without fear when the inhabitants are out, which cannot be done with ordinary casement windows on the ground floor.

All cottages have a small parlour, a large living room, a small scullery and three bedrooms. The importance of the parlour has been often expatiated on. Personally I should never build a cottage without one. I maintain that a small parlour, which is all that is required, adds very little to the cost, and the expense is far more than repaid in the comfort of the inhabitants. The plan of every cottage is so arranged that the living room has a window to the front as well as to the back. It has no door to the outer air, and the fireplace is in the middle of the long wall, and generally as far as possible from the doors. These two points are much appreciated by the inhabitants.

All rooms are plastered and distempered, except the sculleries, which are whitewashed over the brick walls. All the floors are boarded, except the scullery, which is cemented. The living rooms are fitted with a dresser, with open shelves at the top, and cupboards below. The parlours have small tiled fireplaces, and are fitted with picture rails. Sculleries are well supplied with shelves, and contain a copper and sink.

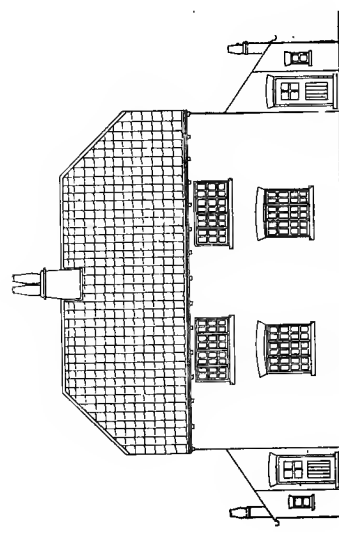
The coalhouse and earth closet are detached, at the back of the cottage, the space between being cemented, and a wall dividing the back premises of the different houses.

Plan B. is particularly economical in design, being a simple rectangle, and the problem of building three cottages with two chimney stacks has been solved. At the same time the sculleries are larger than is often possible.

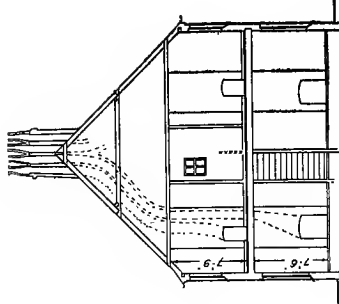
Where there is a regular water supply, as in this village, it is laid on in each house, a tap being placed over the sink. The cottages have a system of drainage for sink water and rain water only; this connects with the village drain.

Each cottage has its own garden. The gardens of these cottages are not so large as they would be if the allotment field were not adjoining. Any tenant who likes can get extra ground close by at fourpence per rod per year. The houses are built at the rate of about ten to the acre.

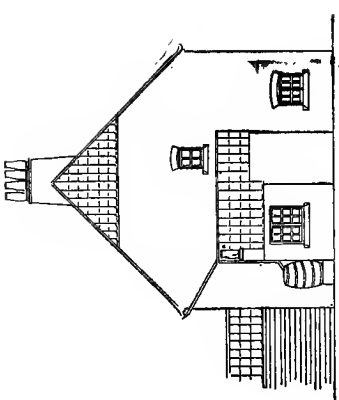
These cottages have been built from my own plans, and under my supervision, by a local working builder. The plans have also been used by two neighbours in this county, who have put up cottages at approximately the same cost.



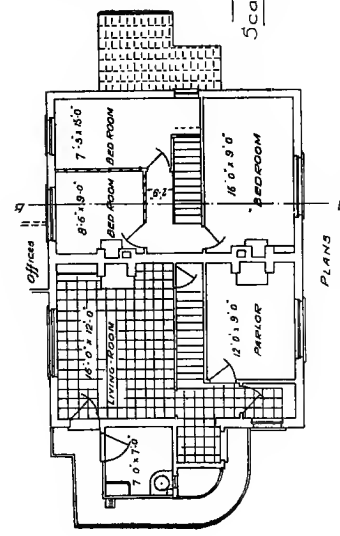
FRONT ELEVATION



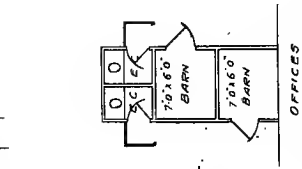
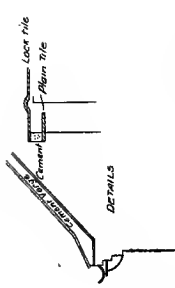
SECTION A.B.



END ELEVATION



PLANS



DETAILS

Scale 1/8" to 1 foot.

OFFICES

PAIR OF COTTAGES. Somersham Co-Partnership Housing Society, Limited.

PAIR OF COTTAGES

BUILT BY THE

SOMERSHAM CO-PARTNERSHIP HOUSING SOCIETY, LIMITED.

This Society has acquired 17½ acres of excellent fruit land at the edge of the Huntingdon Fens. It has built seven cottages, each having an acre of land attached, and will proceed with building until fifteen or sixteen cottages in all are erected.

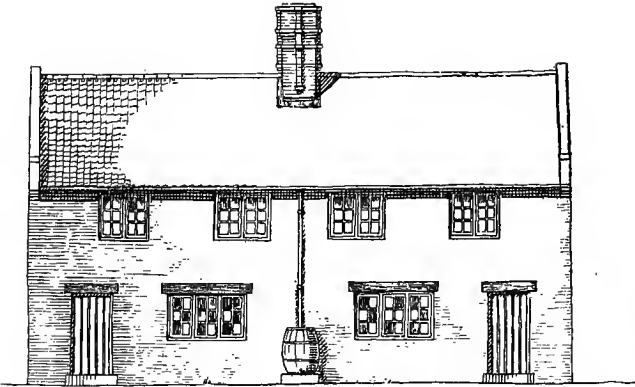
Each cottage has a good larder, a roomy scullery and a wood shed, etc., outside. They cost about £140 apiece, inclusive* and are red tiled and cream washed. A combined stable and barn has been built for one of the tenant members, and similar buildings will be put up for others. All the tenant members earn their living in connection with the land, and their industries comprise fruit farming, pig keeping and the like. The tenant members as a group will gradually come to own the estate collectively. There are practically no expenses of management, as the work necessary to be done is undertaken voluntarily.

The example thus set in one part of the county has led to the formation of another society on the outskirts of Huntingdon.

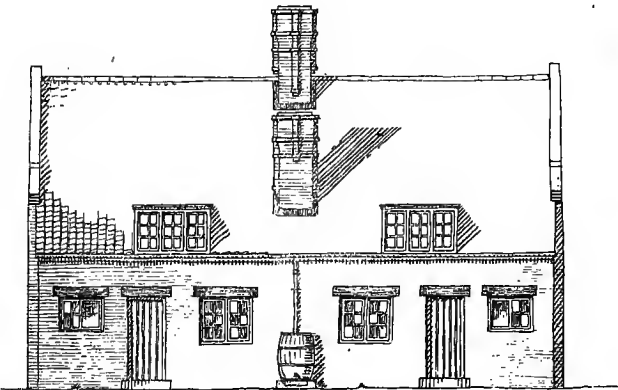
* Building cost at Colne—£268 5s. 6d. per pair. Building cost at Boxworth—£315 3s. 6d. per pair. (Additional cost at Boxworth was due to bad foundations and cartage).

TWO COTTAGES

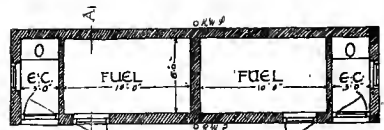
By RAN



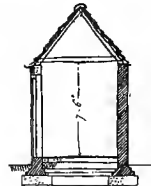
FRONT ELEVATION



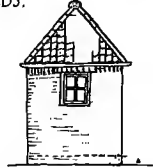
BACK ELEVATION



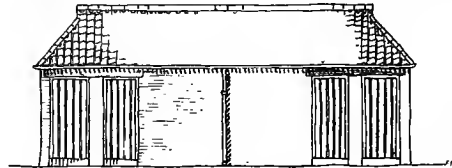
PLAN of SHEDS.



SECTION AA



END ELEVATION



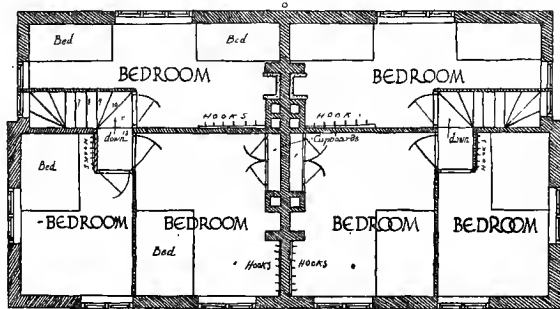
FRONT ELEVATION

These cottages are built of hand-made bricks with hollow walls and pantile covered roof. Both back and front kitchens are fitted with Mecca range. The site was several miles from a station. The cost of the two complete with sheds was £400. They are of a type that can be built economically in almost any part of England.

IN NORFOLK.

WELLS.

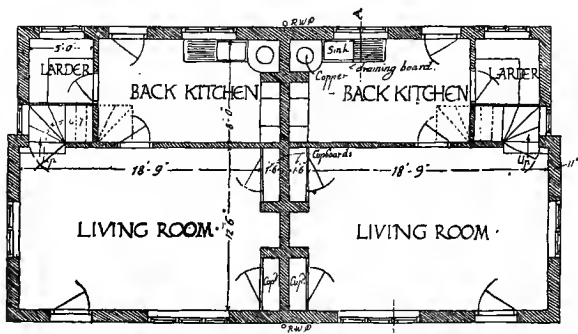
SCALE OF FEET



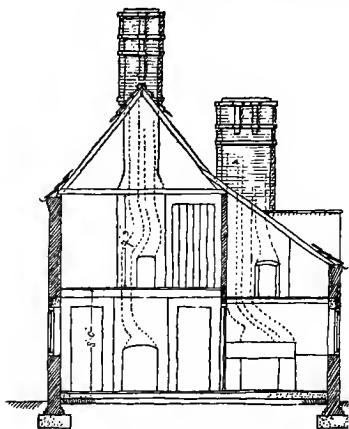
FIRST FLOOR PLAN



END ELEVATION



GROUND FLOOR PLAN

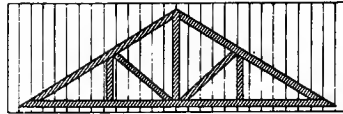
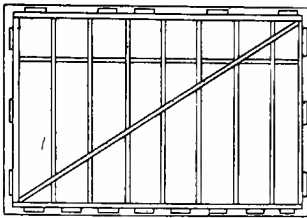


SECTION A-A

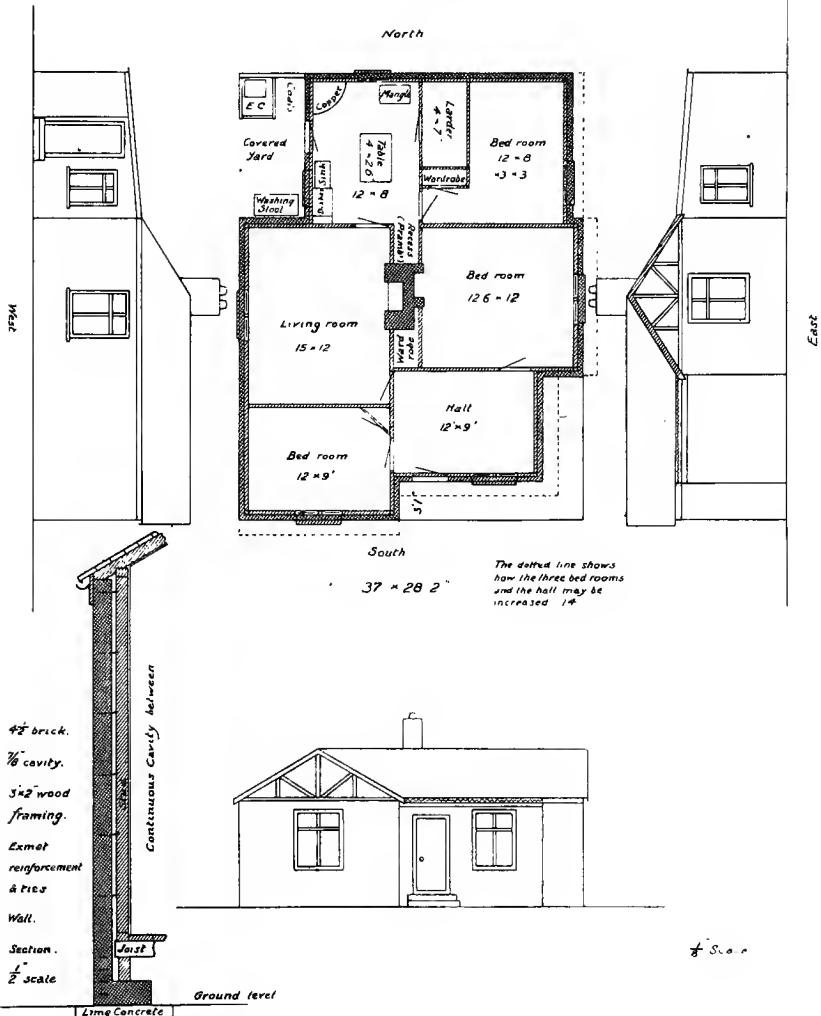
Floor area of bedrooms :—

- (1) 137.5 sq. ft.
- (2) 125 sq. ft.
- (3) 106.25 sq. ft.

A Pattern frame with a Section of wall framing upon it 11 11" = 7 8



Two gable ends made out of 26 lengths each 4 6
of G&T 7x1 red deal matching
The parts cut off at the corners will make
the second one



BUNGALOW COTTAGE. Rev. J. M. Milner.

DESCRIPTION OF A STANDARDISED COTTAGE

AND AN ATTEMPT TO MAKE USE OF MODERN METHODS

AND MATERIALS

IN BUILDING CHEAPER COTTAGES.

BY THE REV. J. M. MILNER. *Poundstock, Cornwall.*

DESIGN. After an Australian model. Two wings at right angles buttressing one another, a room in the angle binding the two wings together and a lean-to behind. Designed for light construction of outer walls.

To enlarge the cottage the two wings can be brought forward 14in. to 3ft. The front corner room has a flat roof, also the two rooms behind. The roof has been designed so that the cottage may be built in sections, a wing or room being erected at a time.

The whole area treated as an oblong measures 28ft. 2in. x 25ft. and may be covered with a single roof hipped at each corner, but it requires more material and heavier timbers. The sloping roof may be covered with asbestos tiles on battens, the flat roof however, must be covered with Ruberoid; if the whole roof is covered with it, in case of fire the roof will not burn off, as has been proved by many actual fires.

The angles have a purpose, that of strengthening or buttressing the thin outer walls of brick or concrete. The verandah need not be added for a simple cottage. The corner hall may be enlarged without extending the two wings.

SOME DETAILS AS TO COST AND MATERIALS.

The cost depends entirely upon various considerations—the cost of local labour and cartage; whether the site is concreted or not; the foundations solid or on piers at 6ft. centres; the walls of wood or of brick; the roof of ruberoid or of asbestos tiles on battens, or boarding; ceilings; and the quality of fittings. With a small bedroom taking the place of the front hall and the back bedroom abolished, at the present cost of materials it can be built for £130, not including the builder's profit.

This would be in the simplest style.

On a level site the cottage should not cost more than £40 for labour; we have built for less, paying a foreman 31/6

weekly and other men 21/-. The cost should work out at 25 per cent. less than the cost of so-called substantially built cottages, with thick solid walls too often damp. We use less material than usual in walls and roof and argue that less material requires less labour to put it together. Much of the labour, e.g., putting on the Beaver Board lining, panelling and staining the same, might be done by the tenant.

The wood framing in the walls, being perfectly dry and well ventilated, should last as long as the wooden floors or rafters. Ruberoid if treated at a low cost every five years may be considered quite a permanent roofing.

In districts in which there are *restrictive byelaws*, upon application to them, the Local Government Board will give to District Authorities permission to insert a clause granting exemption in certain directions to small dwelling houses. The simple condition is that the cottage shall stand 15ft. away from adjoining premises, (see Intermediate Model, clause 5, page 4). Full period loans for 60 years will not be granted on these cottages. Insurance 2/- or 2/6—£100.

ACCOMMODATION.

Six rooms, of which the back bedroom may be omitted. Central chimney, two fireplaces only. A cupboard in every room.

APPROXIMATE MEASUREMENTS.

Living Room. 15ft. by 12ft. Ceiling 8ft. 6in. high.

Small Hall. 12ft. by 9ft.—intended, not for use as a sitting room, but as a room in which valued articles can be kept out of the children's reach, or freshly starched things may be laid. Taking all things into consideration we consider this arrangement much better than a narrow passage and a musty little parlour: this hall can be kept aired and dry by leaving the living room door open. We should not as a rule add the verandah to a labourer's cottage; this room may be made 14in. larger at an extra cost in material and exclusive of labour, of about 30/-. If a passage is made, the reduced hall, 9ft. by 9ft., may be used as a bed-room.

Scullery, containing larder 7ft. by 4ft., and a recess with access to the chimney side against which damp clothes

may be dried: a perambulator may stand here. There is a sink, a dish draining slope and a plate rack; there is room for a table 4ft. by 2ft. 6in. in the middle, also for a copper and mangle at the far end. There are two windows to give plenty of light as there is a small covered yard on one side.

Covered Yard. With pavement of concrete. There is a washing tub stand here, an E.C. and a wood shed.

Bedrooms. Three, all over 100 sq. ft. in area, and each containing a cupboard. The largest bedroom, 12ft. 6in. by 12ft. will contain a large bed and a single one. It can be enlarged by extending the wing 14in. at an extra cost in material of 30/-, it will then contain two full sized beds. The back bedroom can be enlarged 14in, cost 20/-. To preserve the balance of the building the south bedroom should be enlarged by extending the wing 14in., cost 20/-.

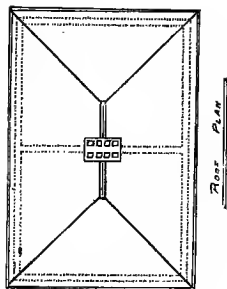
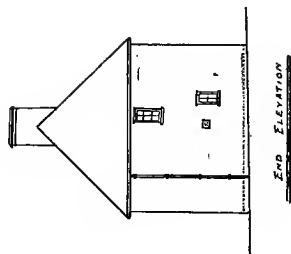
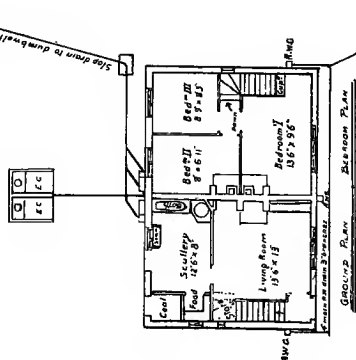
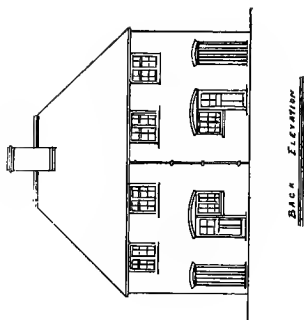
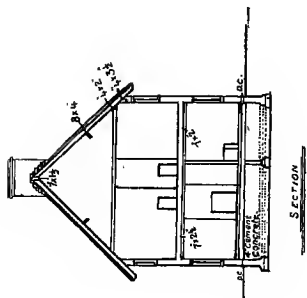
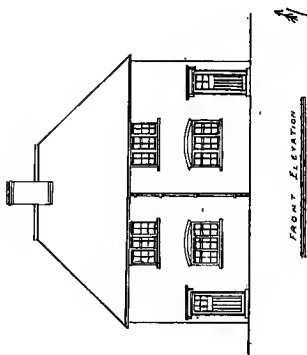
This cottage was first designed as a wooden one with a view to showing a small-holder how to build his own house. All the walls of the first cottage built were erected within two days.

The plan here shows an outer cavity wall half of reinforced brickwork, half of timber framing, as built in Cornwall and Somerset.

Several other sets of plans are in course of preparation, of one or two storeys, single and in pairs.

The advice of house-wives has been largely sought in the arrangement of these cottages, and of colonials in their construction.

Plans for workmen's cottages by the Rev. J. M. Milner have been accepted by the Swindon Rural District Council, and sanctioned by the Local Government Board.—(EDITOR).



PAIR OF COTTAGES. Evesham Rural District Council.

E. HOLLOWAY, M. Inst. M. & C.E., Surveyor to Council, Evesham.

EVESHAM RURAL DISTRICT COUNCIL.

HOUSING OF THE WORKING CLASSES ACTS, PARISH OF OFFENHAM.

Balance Sheet.

ESTIMATED RECEIPTS.		£	s.	d.
From rents of 6 houses at 3/6 per week, per annum...		54	12	0
" " 4 " 3/9 per week, per annum...		39	0	0
" " 16 " 4/3 & land, about 1 acre at 2/6 = 6/9 per week, per annum	280	16	0	0
2 existing houses at 2/6 per week, per annum	...	13	0	0
1 existing house acknowledgement rent	...	0	1	0
Total Annual Rents...		£387	9	0
Less allowance for voids and losses	...	10	0	0
Estimated Net Receipts...		£377	9	0
Rent of land reserved for future extensions (1 acre)...		6	0	0
		£383	9	0

ESTIMATED EXPENDITURE.		£	s.	d.
Public Works Loan Board. Repayment of Loans and Interest at 3½ per cent.				
(a) In respect of land £2050 for 80 years	...	76	12	8
(b) " " buildings £4500 for 60 years	...	172	7	8
Rates (existing) 4/8 in the £	...	44	4	8
Taxes	...	7	15	2
Tithes and chief Rent	...	7	12	3
Insurance	...	3	4	6
Allowance for repairs and maintenance (Tenants will do inside decorations, &c.)	...	29	0	0
Supervision and collection of Rents and contingencies	...	10	0	0
		£350	16	11

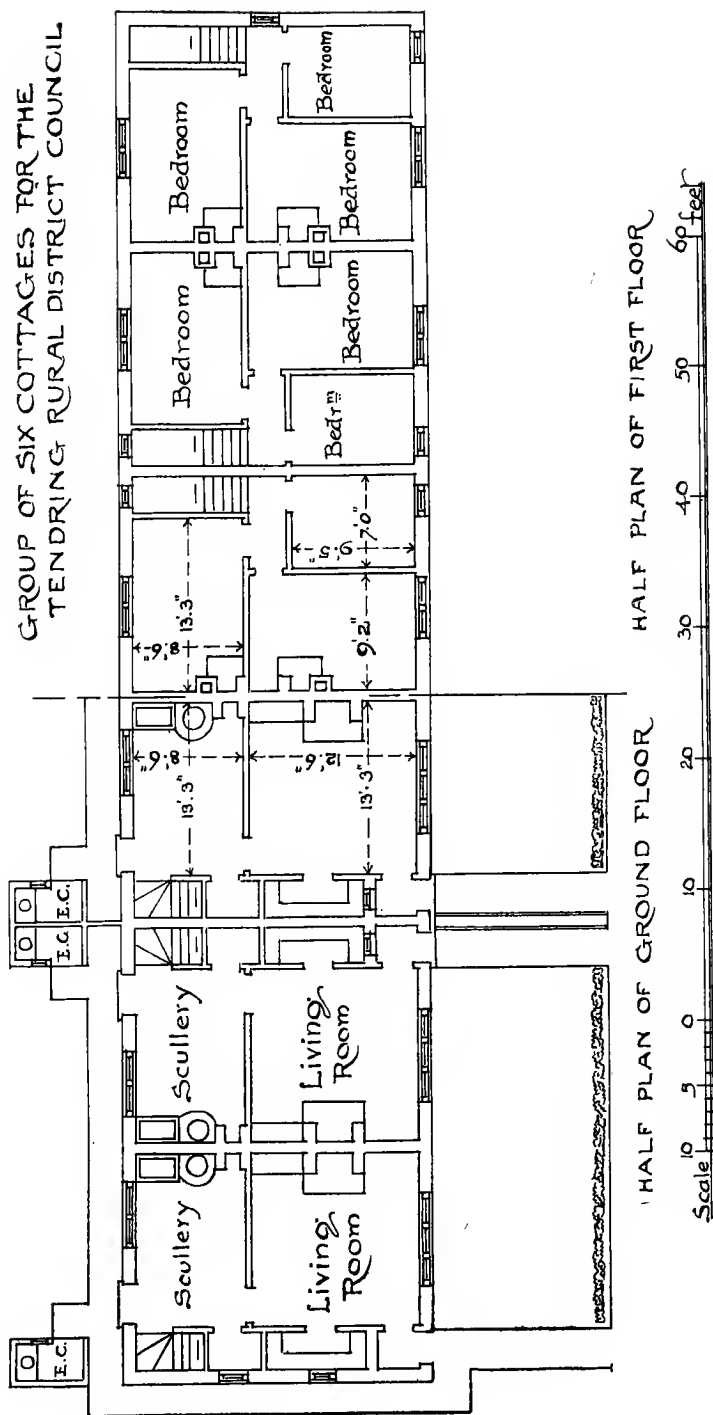
Estimated annual water rate to be borne by the local authority on scheme for parish when completed, based on a water rate of 2/4 in the £ on the rateable value of house property £22 15 0

Estimated Annual Surplus	...	£373	11	11
		9	17	1
		£383	9	0

Union Offices, Evesham,
23rd September, 1913.

E. H. WADAMS,
Clerk to the Council.

GROUP OF SIX COTTAGES FOR THE
TENDRING RURAL DISTRICT COUNCIL



Tendring Rural District Council, Essex. Six Cottages at Little Oakley.

These cottages are brick-built: slated roof: Contractor's estimate, £958 for the six. The cottages contain three bedrooms, living-room, scullery and the usual offices. The rooms are so arranged that the living-room and two of the bedrooms face the south. Each cottage has about 20 rods of land. Cost of land, £75 for the six cottages. Water supply from main in roadway. Architect, F. G. Vincent-Brown, A.I.S.E. The work has just commenced (January, 1914), and will be completed in September.

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Cottages for rural labourers(appendix)



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